082.0	0002	0076.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 758,500 / 758,500
					USE VALUE: 758,500 / 758,500
					ASSESSED: 758,500 / 758,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		MELANIE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NEUMAN MARK A
Owner 2:	POWERS-NEUMAN NANCY C
Owner 3:	
Street 1:	36 MELANIE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NEUMAN MARK A -
Owner 2:	-
Street 1:	36 MELANIE LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,615 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1984, having primarily Vinyl Exterior and 2059 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8615.000	283,600		474,900	758,500
Total Card	0.198	283,600		474,900	758,500
Total Parcel	0.198	283,600		474,900	758,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.35 | /Parcel: 368.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 144542

GIS Ref

GIS Ref

Insp Date 03/26/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 082.0-0002-0076.0

!6700!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	283,600	0	8,615.	474,900	758,500	758,500	Year End Roll	12/18/2019
2019	101	FV	259,400	0	8,615.	468,100	727,500	727,500	Year End Roll	1/3/2019
2018	101	FV	259,400	0	8,615.	359,600	619,000	619,000	Year End Roll	12/20/2017
2017	101	FV	259,400	0	8,615.	339,200	598,600	598,600	Year End Roll	1/3/2017
2016	101	FV	259,400	0	8,615.	312,100	571,500	571,500	Year End	1/4/2016
2015	101	FV	263,100	0	8,615.	291,700	554,800	554,800	Year End Roll	12/11/2014
2014	101	FV	263,100	0	8,615.	268,700	531,800	531,800	Year End Roll	12/16/2013
2013	101	FV	263,100	0	8,615.	268,700	531,800	531,800		12/13/2012

PRINT

Date	Time
12/10/20	21:25:42

LAST REV

Date	Time
02/07/18	10:11:40
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6700

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NEUMAN MARK A,	55997-24		12/7/2010	Convenience	1	No	No		
DEVINE JOSEPH P	28360-422		3/27/1998	Family	99	No	No		F

USER DEFINED

Prior Id # 1:	144542
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/22/2018	70	Insulate	3,101	C				
5/24/2016	658	Porch	10,000					repair front steps
2/12/2006	125	Re-Roof	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
3/26/2009	Entry Denied	197	PATRIOT
1/13/2000	Mailer Sent		
1/13/2000	Measured	243	PATRIOT
2/1/1985		LO	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8615		Sq. Ft.	Site		0	70.	0.79	6									474,914						474,900	

Total AC/HA: 0.19777 | Total SF/SM: 8615 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 474,914 | Spl Credit | Total: 474,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1984	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.2	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	126.968
Other Features:	102000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	346707
Depreciation:	63101
Depreciated Total:	283606

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

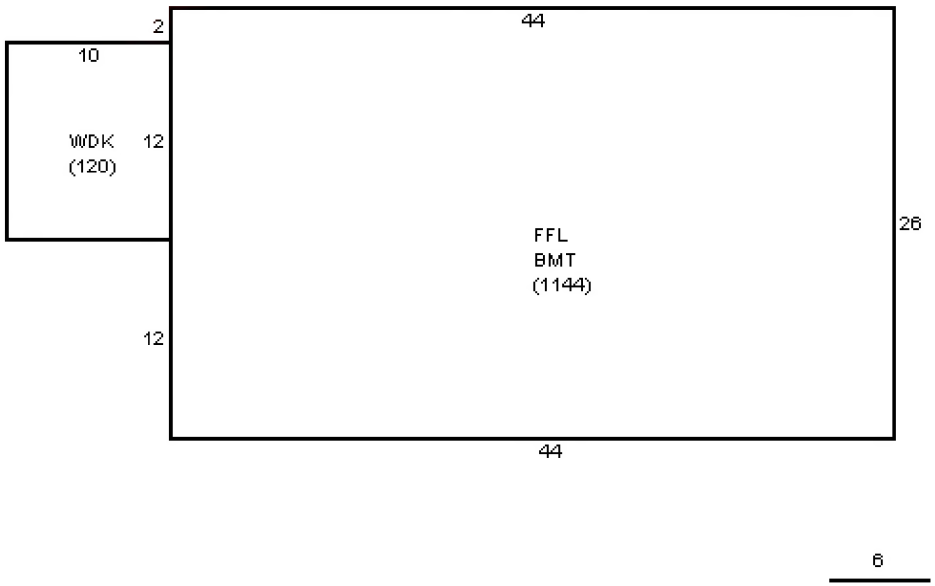
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	139.66
Special Features:	0	Val/Su Net:	117.77
Final Total:	283600	Val/Su SzAd	247.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	57.900	66,234
FFL	First Floor	1,144	126.970	145,251
WDK	Deck	120	14.190	1,703

Net Sketched Area:	2,408			Total:	213,188
Size Ad	1144	Gross Are	2408	FinArea	2059

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

082.0-0002-0076.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	